

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 21, 2016, scheduled for 7:00 p.m. at the Westfield Intermediate School.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randall Graham, Steve Hoover, Andre Maue, David Schmitz, Robert Smith, Chris Woodard, Robert Horkay, Nathan Day, and Tom Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner Pam Howard, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: November 9, 2016, Meeting Minutes

Motion: Approve the November 9, 2016, minutes.

Motion: Hoover; Second: Woodard; Vote: Approved 9-0

Pohlman reviewed the meeting rules and procedures.

PUBLIC HEARINGS

Case No. 1612-PUD-23

Description: 181st Street Planned Unit Development (PUD) District Amendment

Southeast Corner of 181st Street and Sun Park Drive

Grand Junction Brewing Co. LLC requests an amendment to the 181st Street Planned Unit Development (PUD) District to allow a brewery production facility and tasting room.

Case No. 1612-DDP-34

Description: Grand Junction Brewing Co.

1189 East 181st Street

Grand Junction Brewing Co. LLC requests approval of a Detailed Development Plan for a brewery production facility and tasting room on approximately 5.12 acres± in the 181st Street Planned Unit Development (PUD) District.

Todd presented and overview of the requested amendment and related development plan, as summarized in the Department reports. Todd recommended the public hearings for the two petitions be combined.

Public Hearing for both petitions opened at 7:11 p.m.

Steve Reitmeyer, 15725 Westfield Boulevard, Westfield; Stated his support for the petitions.

Public Hearing closed at 7:13 p.m.

Motion: Forward 1612-PUD-23 (Ordinance 16-45) to the Council with a favorable recommendation.

Motion: Horkay; Second: Schmitz; Vote: 9-0.

No action required for 1612-DDP-34.

Case No. 1609-PUD-16

Description: Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street/166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 731 acres ± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Pohlman stated the application was amended to include additional real estate since the September 6, 2016, public hearing, as presented at the November 9, 2016, Plan Commission. He noted the purpose of the item was on the agenda was for the required public hearing, specific to the revisions, and that no further presentation by the petitioner will be provided.

Public Hearing opened at 7:16 p.m.

Bruce Watson, 1355 Prescott Drive; Stated his support to preserve the golf course and approve the development.

Diana Cage Welch on behalf of the 151st & Ditch & Towne Group; Stated the group's support of the development because of the increase in taxes, higher property values, and that the development is consistent with the Comprehensive Plan. Submitted written comments.

Becky Cage, 1461 West 151st Street; Stated her excitement for the preservation of the golf course and supports the development.

Jerry Spillane, 1020 Lair Court; Stated he was not supportive of the original plan last year to redevelop the golf course; however, he believes the golf course is important to the community and the development meets the need of the landowner.

Greg Moyer, 15001 Shelborne Road; Stated his belief that the commercial areas should be very selective, he doesn't support high density apartments, and wanted to see the use of natural buffers to preserve the rural lifestyle.

Bryon Tisch, 4441 Fullcry Circle, Zionsville; Stated he believes the golf course provides a beautiful landscape and he supports the preservation of the golf course.

Robert Hedges, 4445 West 216th Street; Stated his support for the development and that he appreciates the scholarships offered by the golf course.

Andy Tisch, 11591 Weeping Willow Court, Zionsville; Stated his support of the development and feels it is unreasonable not to improve upon the golf course.

Sarah Gillim, 16506 Little Eagle Creek Avenue; Stated her opposition to the development because of the density and that Responsible growth and infrastructure are among her concerns. She further noted she doesn't believe the golf course should be used as a motivator as the only reason to approve the development because she doesn't believe it is consistent with the Comprehensive Plan.

Miriam Odegard, 10016 Northwind Circle, Indianapolis; Stated her support of the petitioner and the development because she believes it is steady and sustainable growth.

Becky Blossom, 18845 Hewes Court, Noblesville; Stated her support of the petitioner and indicated she believes the schools will grow with the phased development, and that in comparison with other neighborhoods, the development is fairly low density.

Ethan Parsley on behalf of Evans Scholar, 18216 Sandy Cove Lane; Stated his support of the golf course as an Evans Scholar recipient.

Jake Peacock on behalf of Wood Wind Golf Club/Pulte Group, 12110 Rising Son Way, Fishers; Stated his support Wood Wind Golf Course and feels it presents an opportunity for growth.

David Springer, on behalf of The Journey Church, 603 Kinzer Avenue, Carmel; Stated his support of the development.

Doc O'Neal, 12938 Brighton Court, Carmel; Stated his support of the development. Submitted written comments.

Scott Heger, 14336 Chariots Whisper Drive, Carmel; Stated the Thompson family's support of the golf course. Submitted and read submitted letter of support.

Matt Cohoat, Cohoat & O'Neal Golf, 1939 West 161st Street; Stated his support of the development and stated there is no alternative in place to otherwise save the golf course because it is not financially feasible and that if the golf course fails, then 100 jobs would be lost.

Sam Ariganello, on behalf of Countryside Homeowners' Association, 16226 Etna Drive; Stated the group's concern that if the golf course fails, then the development would not comply with the required open space. He also stated the group's concern regarding responsible growth and impact on schools.

Ed Gehr, 14841 Chamberlain Drive; Stated he believes the development represents responsible growth and would attract more business growth and tax revenue. He stated his support for the development and feels it would be an attractive community for business growth.

Chris Bluto, 16438 Lakeville Crossing; Stated he believes that without reading the revised ordinance that the Comprehensive Plan's integrity must be addressed and should address density versus preservation with language that will guarantee the golf course is maintained and forever stays as open space.

Joe Davis, 1631 West 161st Street; Stated his support of the development and believes it would be positive in the areas of housing diversity, positive utility rates, and open space.

Matt Price, on behalf of Westfield Citizens for Responsible Growth, 12 West Market Street, Indianapolis; Stated the group's support of the development. Submitted written comments and presentation materials.

Ashely Scott, 843 Viking Sunrise Lane; Stated her support for the petitioner, as a resident of Viking Meadows, and believes this development would be a move-up neighborhood from Viking Meadows.

Ginny Kelleher, 3920 West 161st Street; Stated her concern with density and design, not a concern with preserving the golf course, and noted that Centennial was done well regarding open space. Submitted presentation materials.

Beth Armstrong, 16414 Towne Road; Stated she does not believe the development promotes rural character and that it disregards the Comprehensive Plan. She believes the development would alter the character of the area due to the density, infrastructure, and insufficient architecture.

Richard Passman, 3510 West 151st Street; Stated his support for the golf course; however, he doesn't believe the development should be approved as presented. Submitted written and presentation materials.

Henry Armstrong, 16414 Towne Road; Stated his opposition to the development and presented a video depicting the existing rural character of the area.

Ross Laufter, 2072 West 146th Street; Stated his opposition to the development and noted there are vacant apartments in the area, and doesn't believe more apartments are appropriate and that they are contrary to the Unified Development Ordinance and Comprehensive Plan. He stated he believes the commercial area should be LB: Local and Neighborhood Business District and not GB: General Business District and that no gas station should be permitted.

Karen Hymbaugh, 2929 West 159th Street; Stated her opposition to the development, and noted that the investors and land owners of this development do not live in Westfield. Submitted presentation materials.

Patty Kemmer, 17080 West 161st Street; Stated her opposition to the development because she believes it is inconsistent with the Comprehensive Plan and it would create too much traffic.

John Daly, 15936 Little Eagle Creek Avenue; Stated his opposition to the development but his support for the golf course. He presented that Carmel and Zionsville cannot support the 2 to 3 acre

lots anymore so the opportunity to keep them in Westfield should be provided. Submitted presentation materials.

Scott Frei, 2045 West 166th Street; Stated his opposition to the development and noted the area's existing rural lifestyle, as referenced in the Comprehensive Plan.

Bill Koss, 15411 Shelborne Road; Stated his support of the development, as a land owner of the development, because it supports a rural atmosphere, good transition, smart growth, and that he doesn't believe other landowners should be able to tell people what they can and cannot do with their land.

Suzy DuBois, 1719 West 161st Street; Stated her opposition to the development and referenced a submitted critique letter from a planner about the development's design.

Bruce Van Natta, 1812 West 156th Street; Stated his opposition to the development because of the price points, stark side and rear elevations that warrant higher standards and supports classic architecture of high end homes with large lots. Submitted presentation materials.

Laurence Armstrong, 1553 South 1200 East; Stated his opposition to the development because of the tax burden on residential people, and that tax increment financing funds are bad for schools and there are too many tax increment financing districts in Westfield.

John DuBois, 1719 West 161st Street; Stated his opposition to the development and concern with disparity in truth versus actuality, including responsible development and growth. Submitted presentation materials.

Tracy Pielemeier, 16101 Little Eagle Creek Avenue; Stated her opposition to the development because it is not responsible development and growth and that the petitioner is building less variety and less value in Westfield compared to surrounding communities. Submitted presentation materials.

Leah Severson, 2223 West 166th Street; Stated her support to preserve the golf course, but has concerns regarding the proposed ordinance's language about preserving the golf course. She also stated her concerns about inflated home values and deed restrictions for the golf course.

Mindy Martin, 1839 West 166th Street; Stated her opposition and her issues with the proposed ordinance, including rears of homes facing perimeter streets, lack of reforestation techniques as set forth in the Comprehensive Plan, and lack of open space outside of golf course. Submitted presentation materials.

Carol Davis Whitson, 7120 North 50 West, West Lafayette; Stated her support of the development, as a property owner in the area, because of the higher tax base and it would stabilize utilities and provide a variety of housing. She stated she believes the development is compatible with the Comprehensive Plan.

Mary Schreiber, 7604 Cider Mill Court, Fishers; Stated her support of the development, as a land

owner in the area, and because it is consistent with the Comprehensive Plan.

Cherie Cook, 1740 West 161st Street; Stated her opposition to the development and that she believes the Comprehensive Plan supports keeping the rural density and that the development is not right for Westfield. She expressed her concerns that buffering needs immediate attention and not something that takes ten years to mature, and that reforestation needs to be better defined and improved in the proposed ordinance.

Tina Laufter, 2702 West 146th Street; Stated her opposition to the commercial and multi-family area, as a neighbor to that area, and that the reforestation buffer needs to be 100 feet with an 8-foot tall wall as a buffer against commercial and multi-family.

Dr. Trish Wiggers, 3434 West 151st Street; Stated her opposition to the development because of the density and impact on wildlife.

Devin Lintzerich, 42060 West 146th Street; Stated her opposition to the development because of concerns with density and lot sizes, as compared to the surrounding area.

Judy Crandall, 1631 West 161st Street; Stated her support for the development. Written comments submitted.

Linda Naas, on behalf of the 161st Street Neighbors, 1122 East 161st Street; Stated her group's support of the golf course, but their opposition to the development.

Nancy Davis, 1631 West 161st Street; Stated her support of the development.

Bryan Stumpf, 7378 North 550 East, Lebanon; Stated his support for the development and noted this as an opportunity to save the golf course with an orderly and planned development. He stated that he believed the development is innovative and consistent with the Comprehensive Plan.

Karen Jamesen, 1421 SR 32 West; Stated her support of the development and that she believed to reject the development is rejecting the Comprehensive Plan.

Brian Brunner, on behalf of BCE IV Associates, 3525 West 131st Street; Stated their support of the development, as a land owner of the development, because it was the only development presented to them that would assure the chance for the golf course to survive.

Nels Ackerson, 1421 SR 32 West; Stated his support of the development.

Roger Black, 3434 West 151st Street; Stated his opposition to the development and believed the golf course should be able to function on its own without the proposed development.

Charles Davis, 15802 Springmill Road; Stated his support of the development.

Rick Combs, 15410 Shelborne Road; Stated his opposition to the development and that he believed the land should remain zoned AG-SF1. He further stated the development should blend to the

west and that if the golf course can't survive without the development, then maybe it shouldn't remain a golf course.

Kristen Burkman, 1924 West 161st Street; Presented the review efforts of a neighborhood group that did an analysis of the proposed development. Submitted presentation materials.

Mic Mead, 15466 Oak Road; Stated he hopes to save golf course, but was in opposition to the development and he stated he believed the development should wait on community consensus.

Public Hearing closed at 9:54 p.m.

Joseph Miller, Ice Miller, LLP, on behalf of the petitioner, responded that they believe the revised ordinance presented at the November 9, 2016, Plan Commission meeting address many of the public comments presented; however, he stated they have made notes and will be making further revisions before coming back to the Plan Commission for their recommendation.

No further action required.

CONTINUED ITEMS

1610-DDP-30
[CONTINUED]

Rainbow Child Development Day Care

Lot 1 of Spring Mill Station Subdivision

Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft.± building on 2.0 acres± on Lot 1 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

1611-SPP-10
[CONTINUED]

Hart Commercial Park Subdivision

820 East Main Street

Robert Hart by Miller Surveying, Inc. requests approval of a Primary Plat for a Commercial Subdivision on 4 acres± in the LB: Local and Neighborhood Business District.

1611-PUD-22
[CONTINUED]

Scofield Farms Planned Unit Development (PUD) District

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests a change of zoning of 143 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District to allow a single-family residential development.

1611-ODP-11
1611-SPP-11
[CONTINUED]

Scofield Farms Subdivision

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family

lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

1610-PUD-20
[CONTINUED]

The Depot at Springmill Station Planned Unit Development (PUD) District

Southwest Corner of 161st Street & Spring Mill Road

Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres± from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

1610-PUD-19
[CONTINUED]

Aurora Planned Unit Development (PUD) District

East Side of US31; South of SR38

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres±.

1607-ODP-09
1607-SPP-08
[CONTINUED]

Liberty Ridge Subdivision

South side of 151st Street; East of Towne Road

CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres± in the proposed Liberty Ridge Planned Unit Development (PUD) District.

1602-CPA-01
[CONTINUED]

The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

1601-ODP-01
1601-SPP-01
[CONTINUED]

The Trails Subdivision

South of State Highway 32, East of Oak Ridge Road

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres± in the Trails Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Motion: T. Smith; Horkay seconded. Vote: 9-0.

The meeting adjourned at 10:02 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary